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ANNUAL REPORT
OF THE
BUILDING DEPARTMENT

YEAR ENDING DECEMBER 31, 1967.

BOSTON, MAY 1, 1968.

HON. KEVIN H. WHITE,
Mayor of Boston.

SIR:

In accordance with the provisions of Section 115, Chapter 479, of the Acts of 1938, as amended, I submit herewith a brief report of the activities of the Building Department during the year 1967.

RICHARD R. THUMA, JR.,
Building Commissioner.

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DEPARTMENT ORGANIZATION

The Building Department was established by Chapter 280 of the Acts of 1871,

“An Act to Provide for the Regulation and Inspection of Buildings, the More Effectual Prevention of Fire and the Better Protection of Life and Property in the City of Boston,”

and came into being on October 2, 1871.

This act, with various revisions and amendments, controlled the erection and alteration of buildings and related matters until July 16, 1892, when it was superseded by Chapter 419 of the Acts of 1892. This act, although amended from time to time, remained in effect until August 1, 1907, when it was superseded by Chapter 550 of the Acts of 1907, which remained as the Building Law of the City of Boston until 1943.

The present Building Code, Chapter 479 of the Acts of 1938 as amended,

“An Act for the Codification, Revision and Amendment of the Laws Relative to the Construction, Alterations, and Maintenance of Buildings and Other Structures in the City of Boston,”

was passed by the Legislature on June 27, 1938, with the provision that it take effect upon its acceptance by the Boston City Council. Acceptance by the Council was delayed pending granting by the Legislature to the Council authority to make revisions in the law as passed by the Legislature. This authority was granted by Chapter 217 of the Acts of 1938; whereupon the Council proceeded to hold a series of public hearings on proposed amendments submitted by architects, builders, property owners, and various civic organizations. As a result of these hearings numerous amendments to the act were accepted by the Council, and on May 10, 1943, Parts 1 to 25 of the act were approved. Parts 26 to 32 were approved by the Council on December 21, 1943. Part 33, “War Provision,” and Part 34, “Fall-out Shelters,” were added by later amendments. Since 1943 the code has undergone several minor and three major amendments or revisions. Part 23, “Live and

Dead Loads," Part 28, "Steel and Iron," and Part 29, "Excavations and Foundations," have been completely revised, updated, and rewritten, and are incorporated in recent reprints of the code. Part 25, "Wood," Part 26, "Reinforced Concrete," and Part 27, "Pre-cast Gypsum Concrete," are now undergoing revision and updating.

The Building Code places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures, except those specifically exempted by Section 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects the installation, repair, replacement, or extension of all utilities such as plumbing, gas fitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department administers the zoning regulations formulated and adopted by the Boston Zoning Commission under authority of Chapter 665 of the Acts of 1956. These regulations, which became effective on December 31, 1964, superseded the original Zoning Act of June 5, 1924. The provisions of Chapter 143 of the General Laws, insofar as they are applicable to the City of Boston, are also administered by the Building Department. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment,* and the Zoning Commission. Chapter 616 of the Acts

* The Board of Zoning Adjustment ceased to exist with the taking effect of the new zoning regulations formulated under Chapter 665 of the Acts of 1956, on December 31, 1964.

of 1955 established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the Historic Beacon Hill District. Reports of these Boards are incorporated herein.

Chapter 616 of the Acts of 1955, in order to promote the general welfare of the public and to maintain the area as a landmark in the history of architecture and as a tangible reminder of old Boston as it existed in the early days of the Commonwealth, created the Historic Beacon Hill District, bounded

“southerly by the northerly side line of Beacon street; westerly by a line parallel with and 150 feet distant westerly by the westerly side of Beaver street; northerly by Beaver place; easterly by Brimmer street; northerly again by Byron street; westerly again by a line parallel with and eighty feet distant westerly from the westerly side line of Charles street; northerly again by the southerly side line of Charles street; northerly again by the southerly side line of Revere street; westerly again by the westerly side line of Myrtle street; northerly again by the southerly side line of Myrtle street; and easterly again by the westerly side line of Hancock street and said side line extended southerly to Beacon street; excluding, however, from said area land of the Commonwealth and the estates numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street,”

in which no permit may be issued by the Building Department unless certificate of appropriateness or certificate of nonapplicability of the statute, issued by the Beacon Hill Architectural Commission, which was established under the act creating the historic district, or that no exterior architectural feature was involved, was on file in the office of the Building Commissioner.

The historic district was enlarged and extended by Chapter 315 of the Acts of 1958 to include a contiguous area bounded

“southerly by Byron street; westerly by Brimmer street; southerly again by Beaver place; westerly again

by Embankment road; northerly by Pinckney street; and easterly by a line parallel with, and eighty feet distant westerly from, the westerly line of Charles street."

Chapter 622 of the Acts of 1963 further enlarged and extended the district to include an area contiguous thereto bounded

"southerly by Myrtle street; including, however, the estate numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street; southerly by Revere street; westerly by the alley located to the rear of the estates numbered 130 to 140 Charles street; northerly by the northerly boundary line of the estates numbered 140 Charles street; and by said boundary line extended diagonally in an easterly direction across Charles street, to Putnam avenue; northerly by Putnam avenue; westerly by West Cedar street; northerly by Phillips street; easterly by the rear property lines of the estates numbered 79 to 61 West Cedar street; northerly and westerly by the northerly property lines of the estates located at the northerly ends of Bellingham place, Sentry Hill, and Goodwin place, and the northerly sideline of the estate numbered 37 Grove street; easterly by Grove street; northerly by Revere street; easterly by Irving street; but including the estates located on Rollins place,"

and also another contiguous area bounded

"northerly by a line parallel to and forty feet distant southerly from the southerly sideline of Cambridge street; easterly by Bowdoin street; southerly by Derne and Myrtle streets; westerly by Irving street; generally southerly by the northerly, easterly, and westerly boundaries of the area defined in section one B; southerly by Revere street; westerly and northerly by Embankment road; and northerly by Charles Street Circle, and including the estates located as 131 and 141 Cambridge street and 2-16 Lynde street."

Chapter 625 of the Acts of 1966, which became effective on December 1, 1966, created a "Back Bay Residential District" and established within the framework

of the Boston Redevelopment Authority a "Back Bay Architectural Commission" which is empowered to pass on all building construction and related matters within the district. The Building Commissioner may not grant permits for construction within the area unless the application therefor bears a certificate from the commission that no exterior architectural feature is involved or is accompanied by a certificate of design approval.

The "Back Bay Residential District" comprises the area bounded as follows:

"westerly by the easterly side line of Charlesgate East; northerly by the southerly side line of Back street; easterly by the westerly side line of Embankment road; northerly by the southerly side line of Beacon street; easterly by the westerly side line of Arlington street; southerly by the northerly side lines of the public alleys between Newbury street and Commonwealth avenue, from Arlington street to the westerly side line of Massachusetts avenue, said lines being extended across intervening streets and Massachusetts avenue; westerly by the westerly side line of Massachusetts avenue; and southerly by the northerly side line of Newbury street."

Chapter 737 of the Acts of 1960 established statewide regulations relative to gas fitting in buildings throughout the Commonwealth. These regulations superseded the Boston Gas Fitting Regulations on February 1, 1961.

Chapter 168 of the Acts of 1962 transferred from the Building Department and placed in the Traffic Commission the licensing, supervision and control of all open-air parking spaces. This transfer became effective on July 1, 1962.

Chapter 623 of the Acts of 1962 amended Section 121 of the building code by repealing or revoking all provisions of the code relative to the examination and licensing of journeymen and master gas fitters and placing such powers and duties in a board established in the Massachusetts Department of Public Utilities by Chapter 737 of the Acts of 1960, effective October 3, 1962.

Under Chapter 143 of the General Laws, Section 71G, as amended by Chapter 616 of the Acts of 1963, effective November 5, 1963, the granting of licenses to operate elevators throughout the Commonwealth was placed under the jurisdiction of the Massachusetts Department of Public Safety.

A summary of the activities of the Building Department for the past year is included herein.

CLASSIFICATION OF DEPARTMENT PERSONNEL
(As effective on December 31, 1967)

Number	Title	Grade	Compensation
1	Building Commissioner	R—	\$1,333 33
1	Supervising Structural Engineer .	R-21	329 50
3	Assistant Building Commissioner .	R-20	221 50
1	Associate Civil Engineer	R-19	246 00
1	Supervisor, Construction and Safety Inspections	R-17	221 50
1	Supervisor, Electrical Inspections	R-17	181 50
1	Chief Gas Fitter and Sprinkler Inspector	R-16	164 50
1	Principal Legal Assistant	R-16	200 50
3	Senior Administrative Assistant .	R-16	181 50
1	Administrative Assistant	R-15	181 50
3	Chief Building Inspector	R-15	\$152 00-181 50
3	Chief Electrical Inspector	R-15	164 50-173 50
1	Chief Elevator Inspector	R-15	152 00
1	Chief Plumbing Inspector	R-15	164 50
3	Chief Building Administrative Clerk	R-14	149 50
1	Chief Egress Inspector	R-14	164 50
2	Senior Legal Assistant	R-14	129 50
1	Building Plan Examiner	R-13	129 50
2	Head Administrative Clerk	R-13	149 50
6	Senior Building Inspector	R-13	108 00-149 50
7	Senior Electrical Inspector	R-13	108 00-149 50
2	Senior Gas Fitter and Sprinkler Inspector	R-13	108 00-149 50
1	Senior Plumbing Inspector	R-13	149 50
2	Assistant Zoning Administrator .	R-12	113 00-118 50
1	Building Construction and Repair Inspector	R-12	142 00
29	Building Inspector	R-12	108 00-149 50
10	Elevator Inspector	R-12	108 00-149 50
2	Exterior Electrical Inspector . .	R-12	113 00-149 50
8	Gas Fitting Inspector	R-12	108 00-149 50
1	Head Clerk and Secretary	R-12	142 00
16	Interior Electrical Inspector . . .	R-12	108 00-149 50
1	Legal Assistant	R-12	142 00
12	Plumbing Inspector	R-12	108 00-149 50
1	Principal Cashier	R-12	124 00
2	Senior Egress Inspector	R-12	142 00
1	Sprinkler Inspector	R-12	129 50

BUILDING DEPARTMENT

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Number	Title	Grade	Compensation
1	Street Numbering Inspector	R-12	\$142 00
2	Egress Inspector	R-11	\$104 00-135 50
2	Egress Zoning Inspector	R-11	135 50
2	Head Clerk	R-11	135 50
6	Principal Clerk	R-8	104 00-118 50
1	Building Plan Storage Attendant	R-8L	118 50
1	Senior Clerk-Stenographer	R-6	74 50
2	Senior Clerk and Typist	R-5	71 50-81 00
5	Clerk and Typist	R-2	74 50-81 00

The following is a statement showing by number, purpose, and estimated cost the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

Year Ending December 31, 1967

PURPOSE	NEW BUILDINGS		ALTERATIONS		TOTAL	
	Number	Cost	Number	Cost	Number	Cost
Amusement, recreation, theatres, halls, movies	1	\$224,000	22	\$127,800	23	\$351,800
Churches, chapels, synagogues	5	568,500	39	234,800	44	803,300
Dwellings, one-family	234	3,261,700	915	995,200	1,149	4,256,900
Dwellings, two-family	49	942,000	914	970,800	963	1,912,800
Dwellings, three-family	—	—	1,140	1,162,800	1,140	1,162,800
Dwellings with stores	—	—	308	192,800	308	192,800
Dwelling, multifamily	46	12,050,800	660	1,751,900	706	13,802,700
Multifamily with stores	—	—	96	394,500	96	394,500
Educational buildings, schools, colleges, academies, etc.	3	3,650,000	34	4,091,200	37	7,741,200
Garage and repair shops	28	4,416,400	72	425,700	100	4,842,100
Hotel and club building	3	5,470,000	77	685,200	80	6,155,200
Institutional buildings, hospitals, clinics, asylums	3	9,260,800	74	11,217,700	77	20,478,500
Lofting, dormitories, homes, convents, etc.	5	5,871,000	211	3,225,600	216	9,096,600
Manufacturing buildings, bakeries, laundries, workshops, etc.	4	1,188,000	87	1,772,900	91	2,960,900
Mercantile buildings, stores, salesrooms, and service stations, etc.	24	1,479,000	576	3,073,500	600	4,552,500
Office and bank buildings	14	112,515,000	448	6,174,600	462	118,689,600
Public buildings	2	17,280,000	28	239,100	30	17,519,100
Stables, kennels, etc.	—	—	108	915,700	108	1,376,900
Storage buildings	20	461,200	—	—	—	—
Miscellaneous	25	168,400	21	53,700	46	222,100
Total	466	\$178,806,800	5,830	\$37,705,500	6,296	\$216,512,300

Taxable \$150,104,200
Non-Taxable 66,408,100

On January 1, 1967, there were (estimated) in the City of Boston:

Brick and other fire-resistive buildings	44,696	
Buildings erected 1967	199	
	<u> </u>	44,895
Buildings razed		349
		<u> </u>
Total brick and fire-resistive buildings on January 1, 1968		44,546
Wood buildings	96,877	
Buildings erected	267	
	<u> </u>	97,144
Buildings razed		455
		<u> </u>
Total wood buildings (estimated) on January 1, 1968		96,689
Total of all buildings (estimated) on January 1, 1968		141,235

The following is a statement showing by materials, the number and estimated cost of the erection and the alterations of buildings or structures for which applications were filed with the Building Department of the City of Boston for the year 1967:

MATERIALS	NEW BUILDINGS		ALTERATIONS	
	No.	Cost	No.	Cost
Brick	88	\$22,800,900	2,113	\$16,514,300
Concrete and reinforced concrete	77	154,268,500	304	18,523,100
Steel frame	34	318,800	31	253,800
Total Fire-Resistive Buildings	199	\$177,387,200	2,448	\$35,291,200
Wood Frame Buildings	267	1,338,600	3,382	2,414,300
Grand Total	466	\$178,725,800	5,830	\$37,705,500

Statement of Building Operations for the City of Boston for the Five Years Ending December, 1967

	1967		1966		1965		1964		1963	
	Num- ber	Cost	Num- ber	Cost	Num- ber	Cost	Num- ber	Cost	Num- ber	Cost
Type I, Fireproof.....	44	\$143,710,700	35	\$46,885,800	40	\$68,634,300	50	\$61,685,100	54	\$119,390,800
Type II, Semifireproof.....	33	10,557,800	24	5,257,300	53	15,200,400	34	6,349,900	27	1,889,100
Type III, Brick and wood.....	88	22,880,900	66	7,414,700	87	11,549,600	301	34,755,000	129	13,375,400
Type IV, Metal frame.....	34	318,800	23	7,252,600	31	812,900	38	447,600	23	206,200
Type V, Metal frame.....	267	1,338,600	159	1,787,200	202	3,413,400	1,186	20,541,300	601	10,255,000
Type VI, Wood frame.....										
Total new construction.....	466	\$178,806,800	307	\$61,597,600	413	\$99,610,600	1,609	\$123,778,900	834	\$145,116,500
Alterations, additions, etc.	5,830	37,705,500	4,596	40,475,500	5,486	25,501,300	6,196	29,850,800	6,235	25,949,300
Total construction.....	6,296	\$216,512,300	4,903	\$102,073,200	5,899	\$125,111,900	7,805	\$153,629,700	7,169	\$171,065,800
Plumbing.....	2,945	\$6,312,600	2,495	\$5,721,300	3,322	\$8,800,300	3,596	\$5,638,600	3,235	\$5,137,700
Gasfitting.....	5,970	1,100,100	5,580	870,000	7,986	1,127,900	6,520	966,000	6,108	1,014,900
Heaters and boilers.....	1,490	1,990,200	1,340	1,879,200	1,944	672,500	1,654	618,600	1,375	714,200
Elevators, new freight.....	15	245,900	12	172,800	9	112,600	30	227,100	25	513,900
Elevators, new passenger.....	78	1,477,900	68	1,566,900	132	3,770,900	72	3,770,900	89	3,035,600
Elevators, alterations, freight.....	75	89,700	72	97,400	92	229,900	99	234,300	83	296,200
Elevators, alterations, passenger.....	134	776,700	125	628,700	168	662,400	124	746,600	214	1,977,000
Sigms and projections.....	445	410,600	439	210,300	458	282,100	358	214,100	401	155,300
Fire escapes.....	—	—	—	—	3	1,400	4	700	20	8,900
Take-down, wood.....	455	411,100	433	385,100	544	469,600	617	478,300	448	308,900
Take-down, brick.....	349	667,700	327	756,000	266	869,500	447	769,900	517	751,400
Sprinklers.....	199	1,435,600	172	1,035,700	172	1,035,700	150	662,400	163	801,500
Excavations.....	14	27,800	13	34,600	14	4,700	63	68,400	112	153,100
Use of premises.....	34	—	29	—	24	—	31	—	46	—
Total.....	12,203	\$14,945,900	11,105	\$13,658,000	15,134	\$18,009,000	13,765	\$14,395,900	12,835	\$14,678,600
Total all work.....	18,499	\$231,458,200	16,008	\$115,731,200	21,033	\$143,130,900	21,570	\$168,025,600	20,004	\$185,744,400

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

Twelve-Month Period

NUMBER OF FAMILY UNITS IN EACH BUILDING	1967		1966	
	Buildings	Families	Buildings	Families
1.....	234	234	127	127
2.....	49	98	15	30
3.....	—	—	2	6
Multi.....	45	1,485	36	1,119
Total.....	328	1,817	180	1,292

SUMMARY OF HOUSING CONSTRUCTION — YEAR, 1967	
New habitations erected.....	328
Accommodations provided by new construction.....	1,817
Accommodations provided by alterations.....	475
Habitations razed.....	612
Accommodations eliminated by razing.....	1,645
Accommodations eliminated by alterations.....	101
Net change in number of habitations.....	546*
Net change in number of accommodations.....	2,449*

* Denotes increase

HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED	1967	
	Buildings	Families
One-family.....	34	34
Two-family.....	184	368
Three-family.....	333	999
Four-family.....	61	244
Total.....	612	1,645

BUILDING OPERATIONS IN THE CITY OF BOSTON FOR YEAR ENDING DECEMBER 31, 1967

1967			1966	
	Number	Cost	Number	Cost
Type I, Fireproof.....	44	\$143,710,700	35	\$46,885,800
Type II, Semifireproof.....	33	10,557,800	24	5,257,300
Type IV, Brick and wood.....	88	22,880,900	66	7,414,700
Type V, Metal frame.....	34	318,800	23	252,600
Type VI, Wood frame.....	267	1,338,600	159	1,787,200
Total new construction.....	466	\$178,806,800	307	\$61,597,600
Alterations, additions, etc.....	5,830	37,705,500	4,596	40,475,600
Total construction.....	6,296	\$216,512,300	4,903	\$102,073,200
Increase.....	*1,393	114,239,100		
Installations, etc.....	12,203	14,945,900	11,105	13,658,000
Total all work.....	18,499	\$231,458,200	16,008	\$115,730,200
	*2,491	125,728,000	-5,025	-\$37,388,800
			*26.1 %	-26.1 %

* Denotes increase

- Denotes decrease

The following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations provided thereby, for which applications were filed with the Building Department of the City of Boston during the

Five Calendar Years Ending December 31, 1967

NUMBER OF FAMILY UNITS IN EACH BUILDING	1967		1966		1965		1964		1963	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	234	234	127	127	106	106	778	778	358	358
2.....	49	98	15	30	71	142	249	498	133	266
3.....	—	—	2	6	—	—	9	27	31	93
4.....	—	—	—	—	—	—	46	184	17	68
Multi.....	45	1,485	36	1,129	77	3,178	372	8,562	131	3,247
Total.....	328	1,817	180	1,292	254	3,426	1,454	10,049	670	4,032
Estimated cost of housing construction	\$16,254,800		\$5,927,400		\$35,216,900		\$75,079,500		\$24,441,700	

Statement showing the number of habitations razed,
together with the number of family accommodations
eliminated by razing during the

Five Calendar Years Ending December 31, 1967

NUMBER OF FAMILY UNITS IN EACH BUILDING	1967		1966		1965		1964		1963	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	34	34	35	35	38	38	29	29	8	8
2.....	184	368	136	272	187	374	241	482	175	350
3.....	333	999	347	1,041	353	1,059	506	1,518	322	966
4.....	61	244	85	340	71	284	120	480	110	440
5.....	—	—	4	20	6	30	9	45	34	170
Multi.....	—	—	—	—	—	—	—	—	—	—
Total.....	612	1,645	607	1,708	655	1,785	905	2,554	649	1,924

	1967	1966	1965	1964	1963
Accommodations eliminated by alterations-repair.....	101	57	110	238	95
Habitations razed.....	612	607	655	905	649
Accommodations eliminated by razing.....	1,645	1,708	1,785	2,554	1,924
Habitations erected.....	328	180	254	1,454	670
New accommodations by alterations-repair.....	475	273	467	893	527
Accommodations provided by new construction.....	1,817	1,292	3,426	10,049	4,032
Net change					
Habitations.....	*546	- 427	- 401	*549	*21
Accommodations.....	*2,449	- 200	*1,908	8,150	*2,540

* Denotes increase

— Denotes decrease

NUMBER OF DOCUMENTS AND FEES RECEIVED BY THE BUILDING
DEPARTMENT—JANUARY 1 TO DECEMBER 31, 1967

	Documents	Fees
New documents	474	\$64,158 00
Elevator	150	908 00
Alterations	5,728	69,693 00
Electrical inspections	6,838	112,610 67
Electrical added	785	20,442 32
Elevator inspections, for both.	1,643	16,987 00
Plumbing, old	1,973	9,618 00
Plumbing, new	297	6,471 50
Heating, boilers	1,643	4,448 00
Gas, old	5,548	14,064 00
Gas, new	276	1,605 00
Sprinklers	162	1,838 00
Board of Appeal	409	9,075 00
Amendments	184	1,155 00
Foundations	34	160 00
Law books	558	2,480 00
Pamphlets	386	317 75
Class B, garages	63	3,892 00
Class C, inflammables	63	4,143 00
Welders	16	48 00
Duplicate permits, etc.	10	10 00
Plans, photo, certified copy	377	1,346 50
Totals	27,617	\$345,470 74

SUMMARY OF ACCIDENTS AND REPORTS, 1967

Gas accidents:

[illegible]

Elevator accidents:

[illegible]

Escalator accidents	155
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Building accidents—special reports 7

Complaints made—	{	violations	1,078
		unsafe buildings	612

Communications acted on 983

Complaints referred to court for prosecution	423
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ELECTRICAL INSPECTION DIVISION

No.	1967
1	Inspections made — interior 35,825
2	Inspections made — exterior 5,545
3	Manholes constructed 87
4	Underground services installed 482
5	Poles set in new locations 812
6	Poles removed 579
7	Poles standing in public ways 21,810
8	Notices of overhead construction 2,919
9	Notices of underground construction 529
10	Reports of overhead construction 3,440
11	Reports of underground construction 1,012
12	Vaults installed in public ways and customers' vaults 6
13	Underground conduits installed, number of linear feet 105,441
14	Accident reports investigated, exterior 372
15	Boarding and nursing homes inspected 87
16	Hospitals inspected 81
17	Nursing schools or day care agencies inspected 69
18	Foster and rest homes inspected 20
19	Medical school inspections 12
20	Prudential Center inspections 591
21	Fires investigated (Fire Chief reports) 63
22	Permits granted for electrical work — interior 6,838
23	Supplementary fees 785
24	Complaints received and investigated — interior 632
25	Grants of location approved —
26	Plans loaned to utility companies 27
27	Underground installations completed, 110,000 volts, Atlantic avenue, Congress street, Hawkins street, Summer street, Fargo street, Oliver street, Post Office square, Charles street, Baker street, B street, K street, Washington street, (intown), Causeway street.

CITY OF BOSTON—BUILDING DEPARTMENT
SUPERVISOR'S SUMMARY REPORT OF INSPECTIONS
YEAR ENDING DECEMBER 31, 1967

Division	REASONS FOR INSPECTION											Total
	A	B	C	D	E	F	G	H	I	J	K	L
Construction I.....	374	21,392	726	1,217	18	4	195	3	35	4		2
Construction II.....	219	16,841	1,506	1,558	18	8	1,121		46			384
Construction III.....	69	19,559	2,131	236	2	8	25		9			12
Electric.....	2,426	2,095	2,968	375	7,057	229	264		1			22
Elevator.....	6,367	26,832	291	77	494	77	517	1	34			22
Gas and Sprinklers.....	2,521	1,089	885	813	813	78	1,041	2,115	43			204
Plumbing.....	5,725	5,130	1,212	15	186	54	210	4,260	522	59	10	204
	1,639	5,796	346	19	38	472	390	2,263	1			142
Total.....	19,440	98,234	7,365	3,233	9,508	730	3,963	8,642	693	63	10	766
Zoning.....												
Plans.....												
Fires.....												
Grand Total.....	19,440	98,234	7,365	3,233	9,508	730	3,963	8,642	693	63	10	766

EXPLANATION OF TERMS

"Reason for Inspection" Column

- A—Application: inspection of site or premises conditional to issuance of a permit.
 B—Job Visit: inspection of work being done under a permit issued by the Department.
 C—Complaint: inspection of premises in response to a complaint referred by the Enforcement Section.
 D—Correction of Violation: follow-up inspection to determine whether previously reported violation has been corrected or whether order of the court has been complied with.
 E—Annual or other periodic inspection: inspections required by law on a schedule basis or upon which other action such as the issuance of a licence or certificate is conditioned.
 F—Random or chance inspection: an inspection initiated by an inspector because of apparent deficiencies or violations observed in passing.
 G—Special programmed inspection: comprehensive or blanket inspection of an area or class of buildings in accordance with previously determined plans and schedules—i.e., day care agencies.
 H—Test: an inspection in conjunction with the testing of the functional performance and safety of a particular facility such as an elevator.
 I—Fire and other catastrophe: inspection to determine resulting hazardous conditions and code violations.
 J—
 K—
 L—Other: inspection initiated by the Department, City, State or other jurisdiction for a purpose other than those specified above.

4,427
2,291
661

159,826

FINANCIAL REPORT, 1967 — EXPENDITURES

1. PERSONAL SERVICES:

10. Permanent employees	\$1,044,856 18
12. Overtime	5,483 77
	<hr/>
	\$1,050,339 95

2. CONTRACTUAL SERVICES:

21. Communications	\$1,631 16
27. Repairs and servicing of equipment	182 41
28. Travel expenses	31,541 46
29. Other contractual services	237,278 95
	<hr/>
	\$270,633 98

3. SUPPLIES AND MATERIALS:

36. Office supplies and materials	\$11,428 40
39. Other operating supplies and materials	107 40
	<hr/>
	\$11,535 80

4. CURRENT CHARGES AND OBLIGATIONS:

49. Dues, subscriptions, and licenses, etc.	\$74 00
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5. EQUIPMENT:

59. Library	\$95 00
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Grand total \$1,332,678 73

Appropriation	\$1,336,012 73
Department income	\$345,470 74
Unsafe buildings razed by city	170 \$194,238 27
Unsafe buildings shored by city or otherwise secured against trespass	44 \$42,288 68

Total expenditure for shoring, se-
curing, and razing \$236,526 95

Number of permits and licenses issued from January 1 to December 31, 1967, by the Committee on Licenses, Building Department, and revenue received for same:

CLASS					Number of Permits and Licenses Issued	Revenue Received
Garages:						
Private	461	cars	31	permits	\$648	
Lubritorium	6	cars	3	permits	180	
Wash stand	8	cars	2	permits	140	
Repair shop	71	cars	7	permits	705	
Motor Registry	4	cars	3	permits	170	
Business	372	cars	15	permits	1,474	
Public	1,449	cars	2	permits	575	
Totals	2,371	cars	63	permits	\$3,892	
Flammables:						
Total gallonage:	560,200	gallons	.	.	64	4,143 00
Total number cubic feet of gases:	83,817	.			127	\$8,035 00

THE HONORABLE KEVIN H. WHITE,
Mayor of Boston.

DEAR MR. MAYOR:

This report for the year 1967 is the thirteenth annual report of the Beacon Hill Architectural Commission; and, in accordance with the provisions of Chapter 616 of the Acts of 1955 as amended, it is submitted herewith through the Building Commissioner.

The Commission is responsible for passing on the appropriateness of all changes in the exterior features of all buildings within the Historic Beacon Hill District. Twelve meetings were held during the year. Fees received for Certificates of Appropriateness were \$320. Cases disposed of were as follows:

1. Certificates of Appropriateness issued	52
2. Applications rejected	17
3. Applications withdrawn	11
4. Applications held over	2
5. Certificates of Non-Applicability issued	46
6. Approval for ordinary repairs	23
7. Advisory opinions given	12
Total Actions	163

Cases processed during the thirteen years of the Commission's operation total 1,464.

There have been no changes in the Commission's membership since last year, so our personnel remains as follows:

<i>Member</i>	<i>Nominated By</i>	<i>Term Ends</i>
Joseph L. Eldredge	The Mayor	May 1, 1970
Harriet Ropes Cabot	Society for the Preservation of New England Antiquities	May 1, 1969
Carmen DiStefano, <i>Vice Chairman</i>	Boston Society of Architects	May 1, 1968
John Codman, <i>Chairman</i>	Boston Real Estate Board	May 1, 1972
Ralph G. Boyd	Beacon Hill Civic Association	May 1, 1971

Chapter 429 of the Acts of 1965 provides for certain amendments to the original act creating the Historic Beacon Hill District and establishing this Commission. Section I of said 1965 act provides for the appointment of five alternate commissioners by the same procedure as the original commissioners are appointed.

During 1967, the following alternates were initially appointed:

<i>Alternate Member</i>	<i>Nominated By</i>	<i>Term Ends</i>
Benjamin A. CookThe MayorMay 1, 1970
James D. McNeelySociety for the Preservation of New England AntiquitiesMay 1, 1969
John W. Priestly, Jr. . .	.Boston Society of ArchitectsMay 1, 1968
Frederic W. Lord, III . .	.Boston Real Estate BoardMay 1, 1972
Alex McIntyreBeacon Hill Civic AssociationMay 1, 1971

Said 1965 act provides that: "Whenever there is a vacancy in the office of a commissioner, or whenever a commissioner is absent or unable for any cause to perform his duties, the alternate appointed in the same manner as such commissioner shall exercise the powers and perform the duties of such commissioner; but an alternate shall not otherwise be deemed to be, or act as, a member of the board."

The availability of these alternates has been a great assistance to the Commission in the administration of this law. We are very grateful for this amendment and for the alternates' help.

During 1967 the Commission adopted the policy of holding regular monthly meetings at 3 p.m. on the third Thursday of each month. The increased work load of the Commission has made more meetings necessary, and a regular schedule results in convenience for the Commission as well as for the applicants.

Our efficient secretary, Frank J. Coughlin, continues to contribute to the smooth operation of the Commission.

Respectfully submitted,
JOHN CODMAN, *Chairman.*

NINTH ANNUAL REPORT

OF THE

ZONING COMMISSION

FOR THE YEAR ENDING DECEMBER 31, 1967

HON. KEVIN H. WHITE,
Mayor of Boston.

DEAR SIR:

The Zoning Commission submits herewith, in accordance with Section 25, Chapter 3, Revised Ordinances of 1961, its ninth annual report, containing a statement of its acts and doings along with its receipts and expenditures for the year ending December 31, 1967.

During the year the following new appointment was made to the Commission. James J. Sullivan, upon nomination by the Mayor, was appointed for the balance of term ending May 1, 1968, succeeding Matthew W. Bullock who moved to another state, therefore disqualifying himself to remain as a member of the Zoning Commission (Section 1, Chapter 665, of the Acts of 1956). Following confirmation by the City Council on November 20, 1967, he appeared before the City Clerk under date of November 28, 1967, and was duly sworn as such officer.

No reappointments were made.

ANNUAL MEETING

In compliance with the provisions of Section 9, Chapter 3, of the Revised Ordinances of 1961, the Commission held its annual organization meeting on August 22, 1967, when the following officials were elected:

MR. RICHARD B. FOWLER, *Chairman*
MR. ALFRED GROSS, *Vice-Chairman**
MISS RAPHAELA DIPETRO, *Secretary**

The following appointments were also made:

MR. JOSEPH J. BERLANDI, *Advisor*
MR. JOSEPH A. WALLING, *Assistant Advisor*
MRS. DOROTHEA P. LYNCH, *Assistant Secretary**

* Reelected or reappointed.

A vacancy in the appointive position of engineer was created when Thomas E. McCormick retired on March 31, 1967, and this was filled when Joseph J. Berlandi was appointed as Advisor to the Zoning Commission at its organization meeting on August 22, 1967. Mr. McCormick had served as engineer for the Board of Zoning Adjustment to its demise in December, 1964, when he was appointed to the same position with the City of Boston Zoning Commission. Other appointments at this meeting: Joseph A. Walling, *Assistant Advisor*, and Mrs. Dorothea P. Lynch, *Assistant Secretary*.

LEGISLATION

During the year there were no changes made in the Zoning Law by the Legislature.

Four previous amendments to the enabling act were as follows:

Chapter 408, Acts of 1957 — An act which extended the time for the acceptance of the zoning enabling act by the City Council to June 13, 1958.

Chapter 77, Acts of 1958 — An act which increased the membership of the Zoning Commission from nine to eleven members by adding two additional appointments at large by the Mayor, required the confirmation of appointments by the City Council, and increased hearing and meeting quorums.

Chapter 244, Acts of 1964 — An act postponing the effective date of the Boston Zoning Code to December 31, 1964.

Chapter 642, Acts of 1966 — An act which eliminated Section 2 of Chapter 665, Acts of 1956, which provided that use of a particular parcel of land for a municipal purpose in a district where dwellings are permitted required a special order of the Zoning Commission, thereby eliminating any further need for special order applications.

Public hearings, executive sessions, and inspection trips were held as found necessary, the staff of the Boston Redevelopment Authority rendering such assistance as was essential in the way of investigations, field surveys, drafting, and secretarial work. A detailed record of the proceedings has been filed in the office of the Commission. This record is open to public inspection and notice of decision has been mailed to all parties in interest.

Following is a summary of action taken on applications received during the year.

TABLE I
MAP AMENDMENT APPLICATIONS

PENDING AT END OF 1966	MAP AMENDMENT APPLICATION NO.	Disposition	Map Amend- ment No.	Date
40 Boston Proper.....				
41 Boston Proper.....		Granted	36	4/14/67
RECEIVED DURING 1967				
42 Roxbury.....		Granted	35	3/23/67
43 South Dorchester.....		Granted	37	9/7/67
44 Boston Proper.....		Granted	38	12/13/67
45 West Roxbury.....		Withdrawn		11/14/67

PENDING AT END OF YEAR

46 West Roxbury.....Change from S-3 to H-2 (less restrictive).....

TABLE II
TEXT AMENDMENT APPLICATIONS

RECEIVED DURING 1967	TEXT AMENDMENT APPLICATION NO.	DISPOSITION
5	34 amendments to definitions and provisions respecting use regulations, dwellings in business districts, lot width, front, side, and rear yards, off-street parking and loading. Proposals recommended after several meetings of BRA and Building Department staffs.	Text Amendment No. 5 Filed April 17, 1967
6.	To include land under water in the definition of a lot so that front, side, and rear yard requirements may be met by using water area to the extent that the lines of private ownership include water.	Text Amendment No. 6 Filed April 17, 1967
7	Creates new section. Parking spaces provided by the city on public rights-of-way adjacent to low and moderate rental housing units, intended for use by residents thereof, may be substituted for the off-street parking requirements.	Text Amendment No. 7 Filed April 17, 1967.

TABLE II
TEXT AMENDMENT APPLICATIONS

RECEIVED DURING 1967

8 Colleges and universities made conditional in H-5 district.

9 Creates three new sections. Facilitates development of BRA disposition sites and public housing sites by establishing urban renewal subdistricts, exempting them from most dimensional controls. Permits minor retail and service shops within H-1U through H-5U districts. Board of Appeal given firm legal grounds for granting variances to facilitate redevelopment and public housing.

DISPOSITION

Text Amendment No. 8
Filed September 7, 1967
Text Amendment No. 9
Filed

TOTAL APPLICATIONS RECEIVED — 1967

5 Map Amendment Applications

5 Text Amendment Applications — Total 10

Special Order Applications made void by Chapter 642, Acts of 1966, establishing Public Facilities Department, effective December 3, 1966.

S = Single Family
R = General Residence
H = Apartments
L = Local Business
B = General Business

M = Restricted Manufacturing
I = General Industrial
W = Waterfront Industrial
Number = Floor Area Ratio

COMMISSION MEMBERSHIP

RICHARD B. FOWLER, *Chairman*ALFRED GROSS, *Vice-Chairman*

<i>Members</i>	<i>Term Ending</i>
Alexander J. Bone, Boston Society of Civil Engineers . . .	May 1, 1966
Eldridge W. Buffum, Mayor's Selection	May 1, 1968
Albert V. Colman, Mayor's Selection	May 1, 1967
Richard B. Fowler, Greater Boston Real Estate Board . . .	May 1, 1967
Alfred Gross, Master Builders' Association of Boston . . .	May 1, 1968
Elliott Henderson, Greater Boston Chamber of Commerce . .	May 1, 1966
Thomas J. McIntyre, Greater Boston Labor Council A.F.L.-C.I.O.	May 1, 1967
Theodore W. Paul, Massachusetts Motor Truck Association, Inc.	May 1, 1968
Frederick J. Shepard, Jr., Associated Industries of Massachusetts	May 1, 1967
James J. Sullivan, Mayor's Selection	May 1, 1968
Stanley Underhill, Boston Society of Architects and Boston Society of Landscape Architects	May 1, 1968

FINANCIAL STATEMENT

Appropriation—1967 \$4,200 00

EXPENDITURES

10—Personal Services	\$460 00	
29—Contractual Services	301 90	
36—Supplies and Materials	663 70	
21—Communications	—	
28—Transportation	18 03	
	<hr/>	1,443 63

Balance unexpended \$2,756 37

Income—1967

Nine applications at \$50.00
filing fee \$450 00

One application no fee (filed
by Zoning Commission) \$450 00

(Checks deposited with the
Collector-Treasurer of the
City of Boston)

Respectfully submitted,

RICHARD B. FOWLER, *Chairman*RAPHAELA DiPIETRO, *Secretary*

BOARD OF APPEAL

The Board of Appeal, established in accordance with section 117 of Chapter 479, Acts of 1938, as amended, and Chapter 665, Acts of 1956, as amended, in its functioning may vary the provisions of the acts referred to it in specific cases which appear to them not to have been contemplated by these acts, although covered by it, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Zoning and Building Codes and shall not conflict with the spirit of any provision of said acts.

The following is a statistical summary of the work of this department for the year 1967.

In re Building Law, Chapter 479, Acts of 1938, as amended:

Decisions rendered	85
Appeals received	93
Decisions rendered also <i>in re</i> cases carried over from 1966	2
Appeals sustained	12
Appeals sustained with provisos	62
Appeals dismissed	11
Appeals withdrawn	0
Appeals pending	8

In re Zoning Law, Chapter 665, Acts of 1956, as amended:

Decisions rendered	307
Appeals received	316
Decisions rendered also <i>in re</i> cases carried over from 1966	14
Appeals sustained	131
Appeals sustained with provisos	104
Appeals dismissed	69
Appeals withdrawn	3
Appeals pending	33

Very truly yours,

For the Board of Appeal,

JOHN J. GRIGALUS, *Secretary*.

BOARD OF EXAMINERS

The Board of Examiners was created by city ordinance in 1913 and reestablished under legislative act in 1938. The Board acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain rules and regulations adopted as procedure by the Board. The members are appointed by the Mayor and are delineated under the ordinances as an architect or engineer, a contractor or mechanic, and a lawyer or a person with legal qualifications.

During 1967 the Board accepted for examination 180 applicants. Of these 149 were approved for license, thirty were rejected, one applicant failed to appear for examination. Lapsed licenses reissued numbered 243, and the number of current renewals was 2,179.

Following is a table of 1967 activities:

Applications received	198	
Applications approved	167	\$1,570 00
Applications rejected	24	
Licenses reissued	186	1,860 00
Licenses renewed	2,280	6,840 00
		<hr/>
Total receipts		\$10,270 00
Total licenses	2,623	

Respectfully submitted,

EDWINA S. CARTY, *Executive Secretary,*
Board of Examiners.

